

FOR LEASE

ORANGE COUNTY BTS DEVELOPMENT

ROUTE 6 & MCBRIDE ROAD, WAWAYANDA, NY



All images are renderings by Scannell that the Logistics Center is expected to resemble.



PROPERTY HIGHLIGHTS

- LOWER HUDSON VALLEY'S LARGEST APPROVED BTS SITE
- APPROVED FOR 925,154 SF AND CAN ACCOMMODATE UP TO 1M SF
- MAXIMUM BUILDING HEIGHT: 65'
- 2.5 MILES FROM INTERSTATE 84

The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

NAI Platform



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FEATURES

SLATE HILL LOGISTICS CENTER
MCBRIDE ROAD, WAWAYANDA, NY

 Tyler Culberson





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New Class A construction within the desirable Orange County, New York market with full approvals in place for a 925,154 SF warehouse. Built-to-suit with the ability to expand to over 1 million square feet and a building height of 65 feet. This project is approximately 2.5 miles from Interstate 84 and can accommodate extensive parking. Scannell Properties can work with you to optimize the space for your specific needs. SEQR has been completed.

Construction	Precast steel	Loading	Up to 224 docks	Lighting	BTS
Roof	TPO	Ceiling Height	36' clear or more	Sprinkler	ESFR
Size	925,154 SF approved, up to 1M SF	Columns	50'x50' typical 50'x60' speed bay at docks	HVAC	Rooftop gas and makeup air units
Lot Size	87 acres	Parking	460 passenger, 468 trailer	Zoning	Industrial Town of Waywayanda
Delivery	12 Months From Lease Execution	Floor Slab	7" or more	Gas & Electric	Orange & Rockland
Lease Rate	Contact broker	Electrical	4,000 amp expandable to 8,000 amp	Water & Sewer	Municipal

APPROVED SITE PLAN - 925,000 SF

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[CLICK TO VIEW SITE PLAN](#)



PROPOSED:
PROJECT SITE
October 16, 2025

Warehouse Distribution Facility
Slate Hill, NY



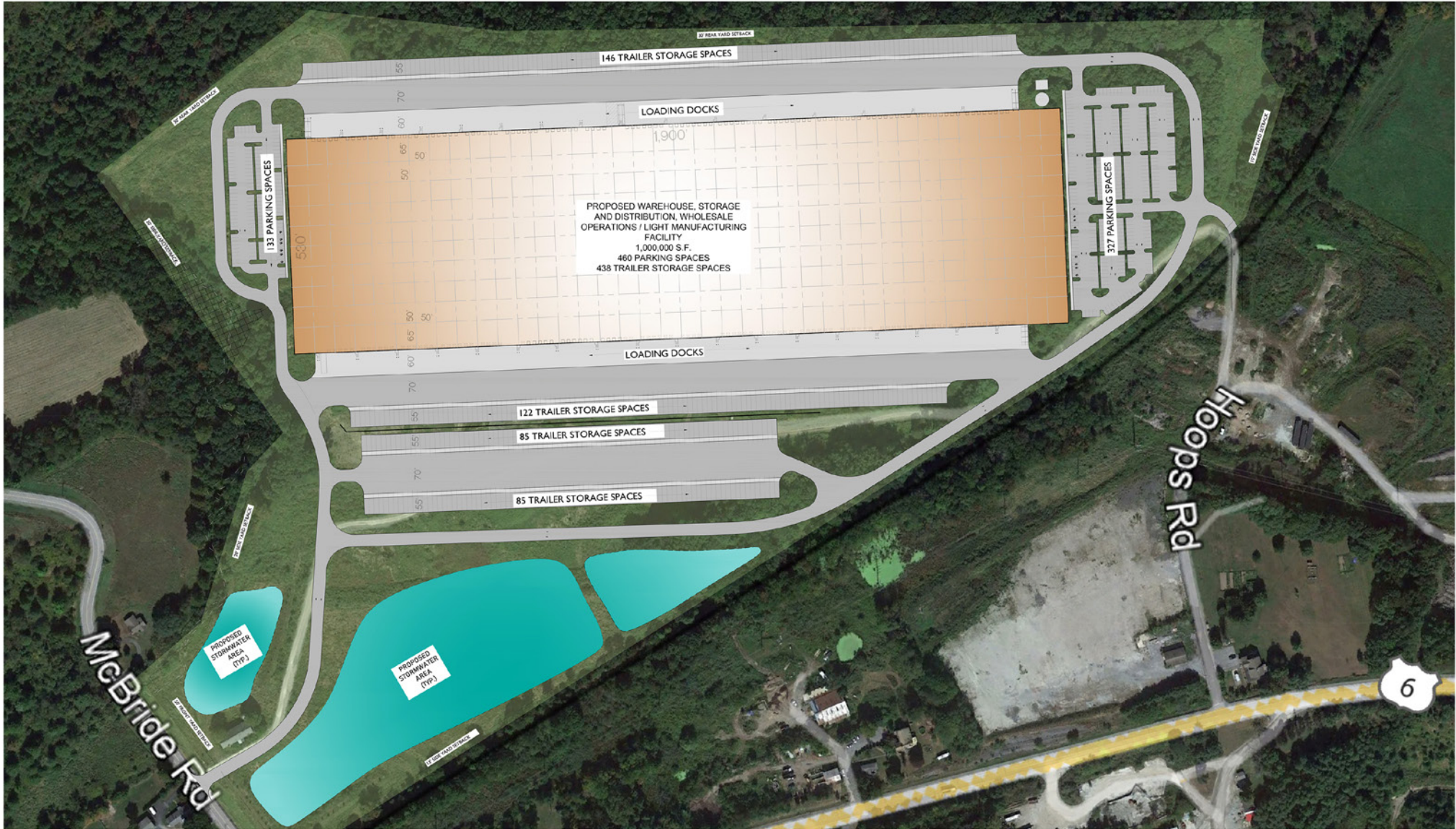
CONCEPTUAL SITE PLAN - 1M+ SF

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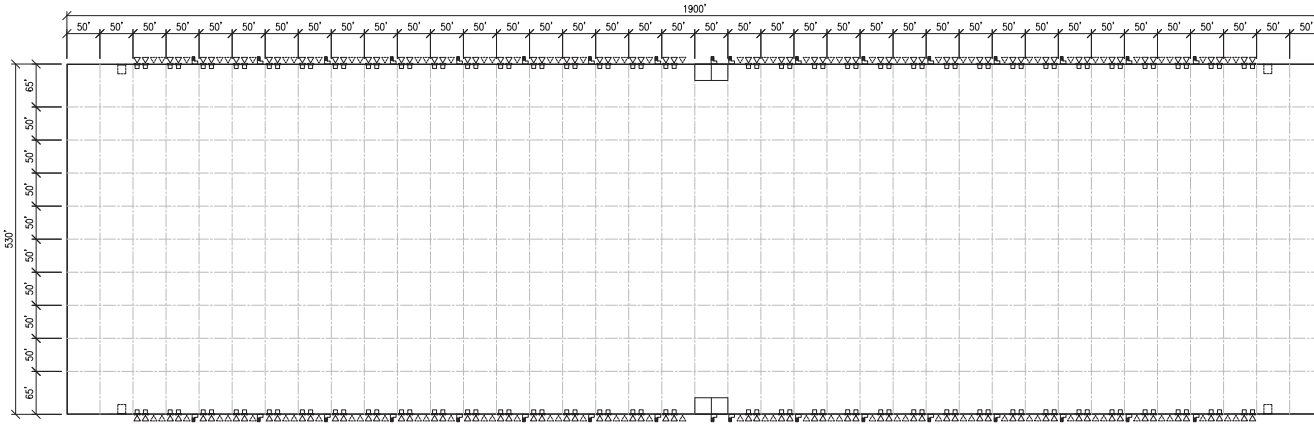


PROPOSED:
PROJECT SITE
October 17, 2025

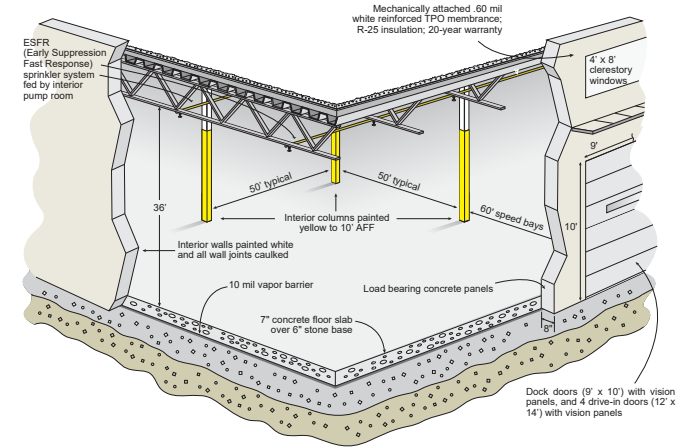
Warehouse Distribution Facility
Slate Hill, NY



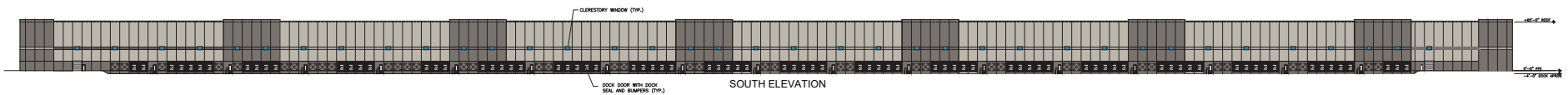
FLOOR PLAN



WALL CUTAWAY



SAMPLE ELEVATIONS

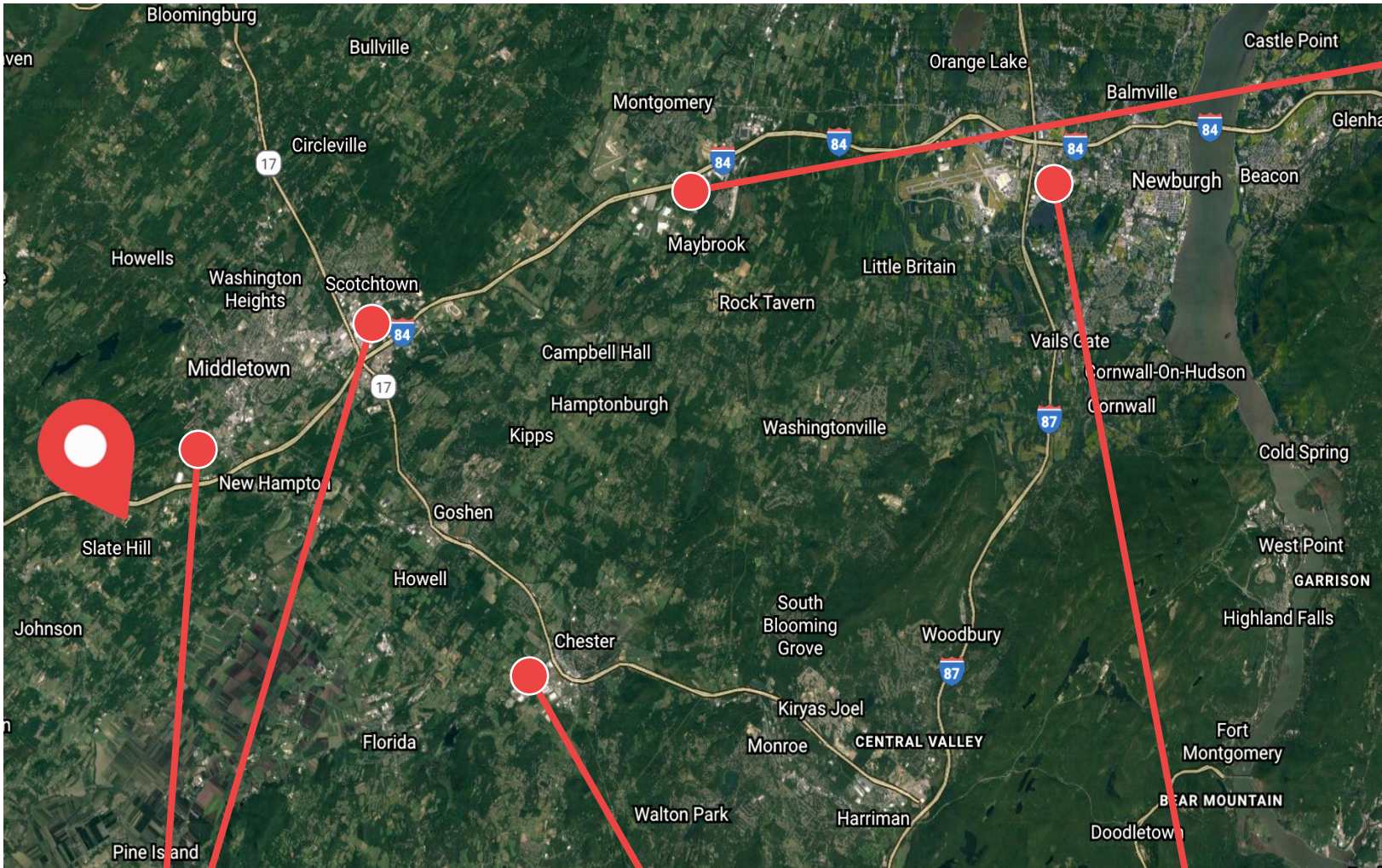


REGIONAL DISTRIBUTORS

SLATE HILL LOGISTICS CENTER
MCBRIDE ROAD, WAWAYANDA, NY

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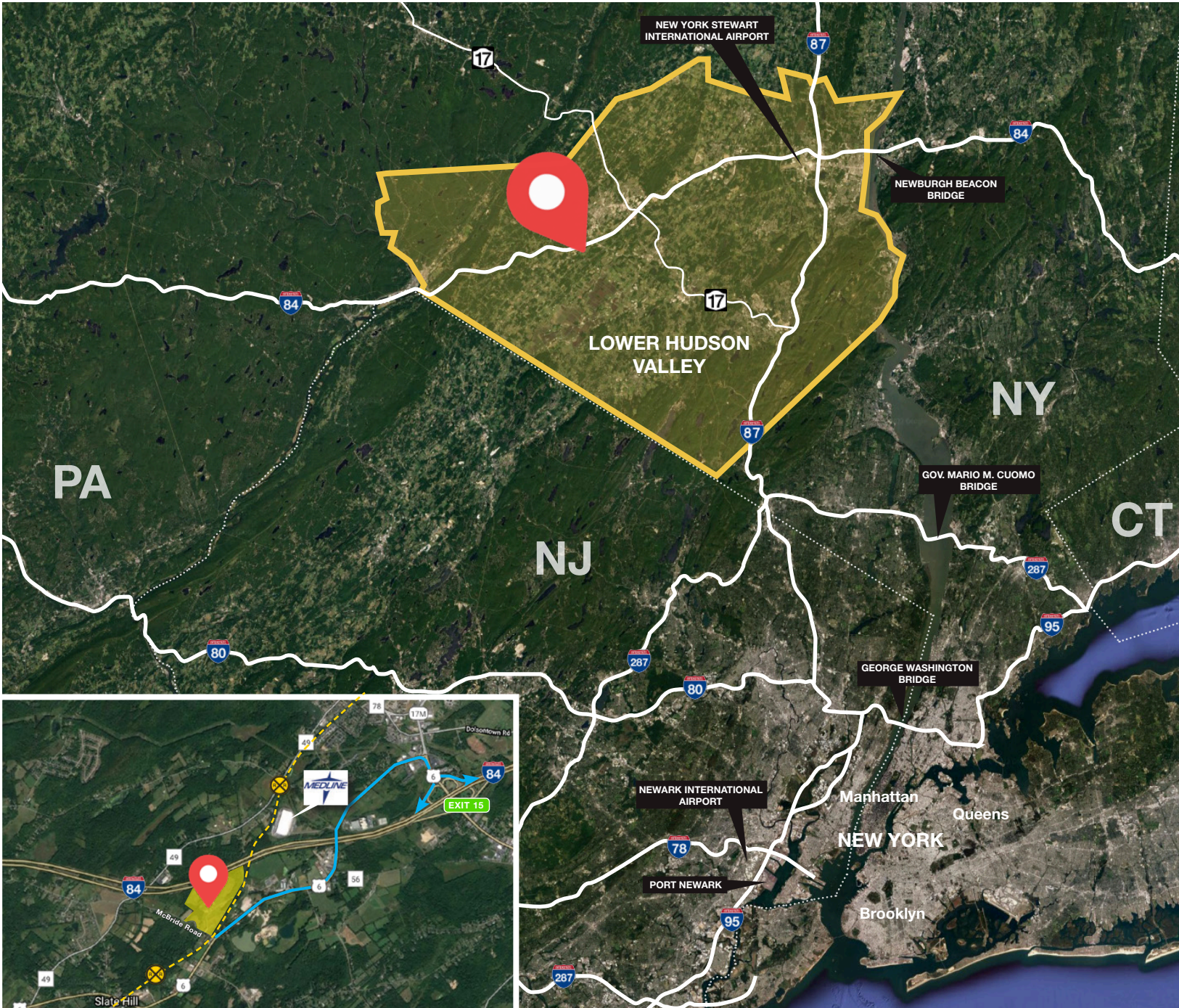
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STRATEGIC LOCATION
 SLATE HILL LOGISTICS CENTER
 MCBRIDE ROAD, WAWAYANDA, NY

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MAJOR ROADWAYS DISTANCE

Interstate 84	Frontage
I-84, Exit 15	±2.5 mi.
Route 17k	±7 mi.
Interstate 87	±22 mi.
Interstate 287	±40 mi.
Interstate 80	±55 mi.
NJ Turnpike (I-95)	±60 mi.
Interstate 78	±75 mi.

PORTS/AIRPORTS DISTANCE

New York Stewart Int'l Airport	23 mi.
Port Newark	75 mi.
Newark Liberty Int'l Airport	78 mi.

MAJOR CITIES DISTANCE

NYC	74 mi.
Albany	108 mi.
Philadelphia	152 mi.
Boston	221 mi.
Montreal	328 mi.

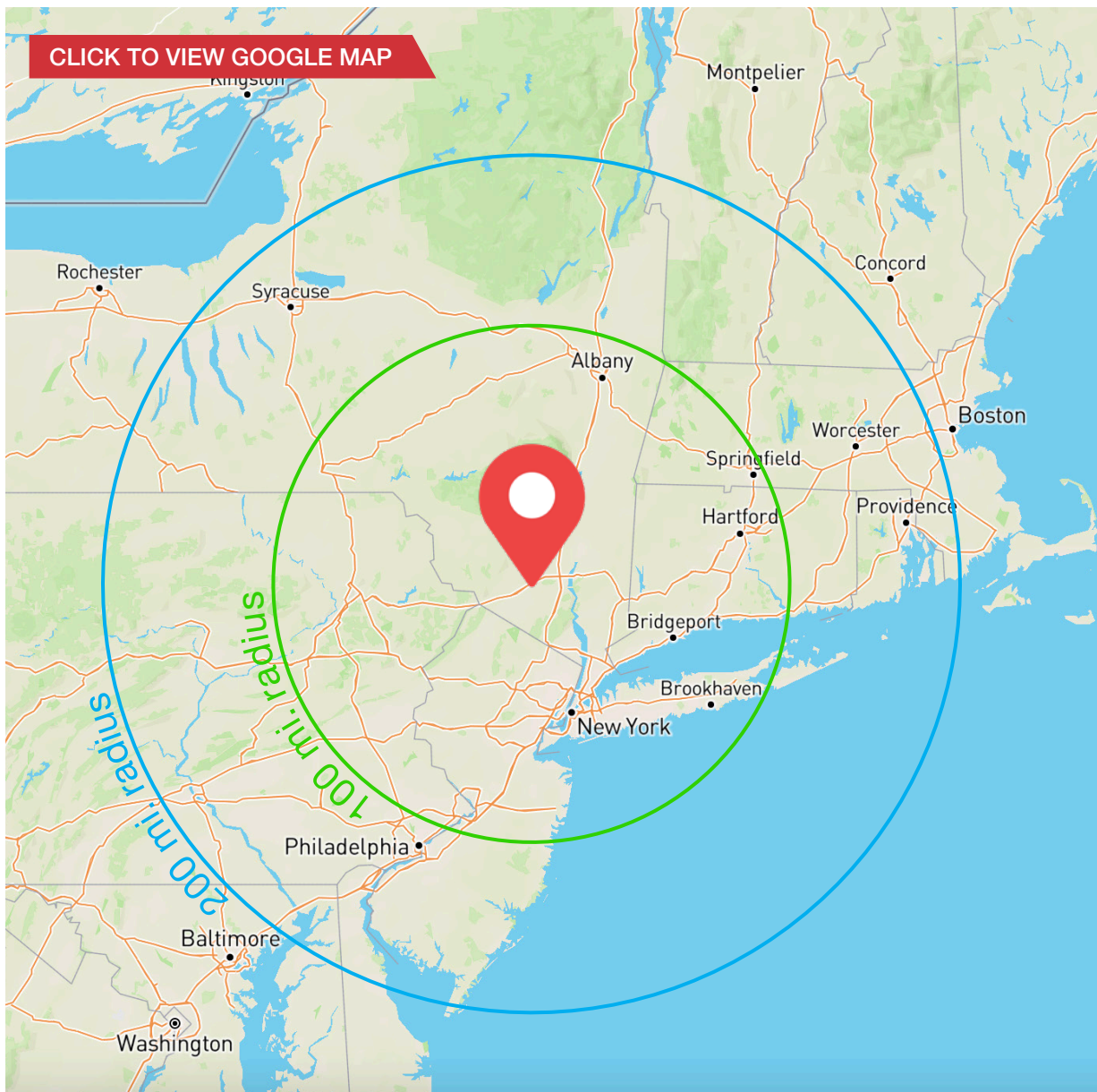
- Rail spur operated by Middletown & New Jersey Railroad, LLC

REGIONAL ACCESS

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SCANNELL
PROPERTIES

Uniquely Positioned. Powerfully Connected. Fully Dedicated. NAI Platform is a multifaceted company with a full service commercial real estate brokerage, a commercial property management team, and extensive experience in development and ownership of commercial property. As a result, we are uniquely positioned to bring our clients unparalleled value across all aspects of commercial real estate.